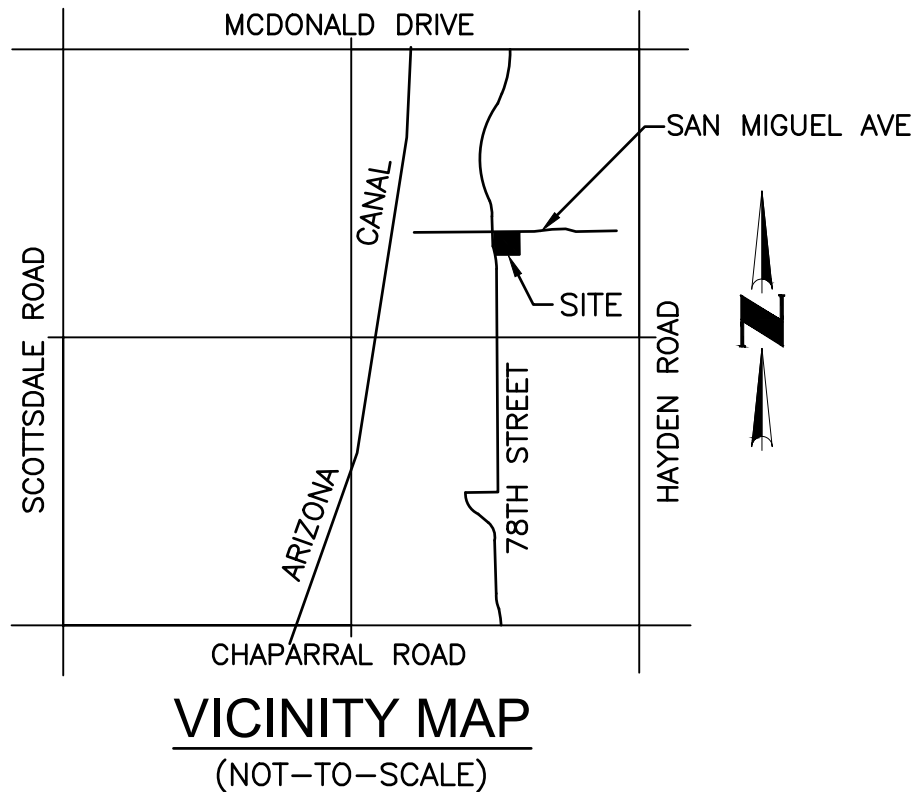


SAN MIGUEL & 78TH STREET
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C. AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.

ORDER NO. 06199720-026-NM2 DATED 02/24/2022

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2021. (AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

2. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS. (AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

3. RESERVATIONS CONTAINED IN THE PATENT.
FROM: THE UNITED STATES OF AMERICA
RECORDING FEBRUARY 17, 1904
DOCUMENT NO. BOOK 65 OF DEEDS, PAGE 222
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 1911, PAGE 504
PURPOSE ELECTRIC TRANSMISSION LINE
(DOES NOT AFFECT THE SURVEYED PARCEL - MAPPED HEREON)

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. DOCKET 13061, PAGE 359
PURPOSE PUBLIC UTILITY LINES, PIPES OR POLES
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 83-469083
PURPOSE UNDERGROUND POWER
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

8. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT:
RECORDED IN DOCUMENT NO. 20180412708
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

9. RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

10. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

11. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS 7801 E. SAN MIGUEL AVE. SCOTTSDALE, AZ. 85250.

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVAL PER THE INDICATED BENCHMARK AND DATUM.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

NOTES (CONTINUED)

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE MARICOPA COUNTY ASSESSOR UNLESS NOTED OTHERWISE.
BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
BOOK 190 OF MAPS, PAGE 03
BOOK 198 OF MAPS, PAGE 13 (R1)
BOOK 198 OF MAPS, PAGE 21
BOOK 253 OF MAPS, PAGE 45

LEGAL DESCRIPTION

THE NORTH 197.00 FEET OF THE WEST 208.00 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 989.98 FEET;

THENCE WEST, A DISTANCE OF 825.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 619.17 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST, A DISTANCE OF 495.17 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 22 SECONDS WEST, A DISTANCE OF 619.11 FEET;

THENCE EAST, A DISTANCE OF 494.59 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 20.00 FEET THEREOF.

CONTAINING 36,820 SQ. FT. OR 0.845 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" (UNSHADED) FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1770 M DATED SEPTEMBER 18, 2020, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" (UNSHADED) AS DEFINED BY FEMA IS:
AREA OF MINIMAL FLOOD HAZARD.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.
ELEVATION=1265.90' (NAVD 88)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

CERTIFICATION

TO:
MODUS DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
KATHRYN H. CAMPANA, AN UNMARRIED WOMAN;
LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/17/2022.

DATE OF PLAT OR MAP: 08/11/2022

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE	

REVISION	

NO.	

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

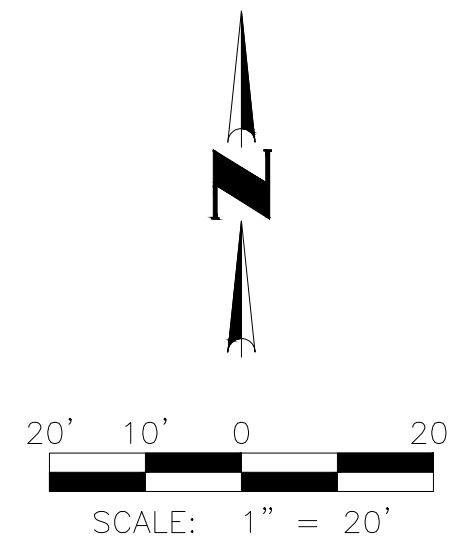
SAN MIGUEL & 78TH STREET
SCOTTSDALE, ARIZONA

Richard G. Alcocer

01 SHEET OF 02

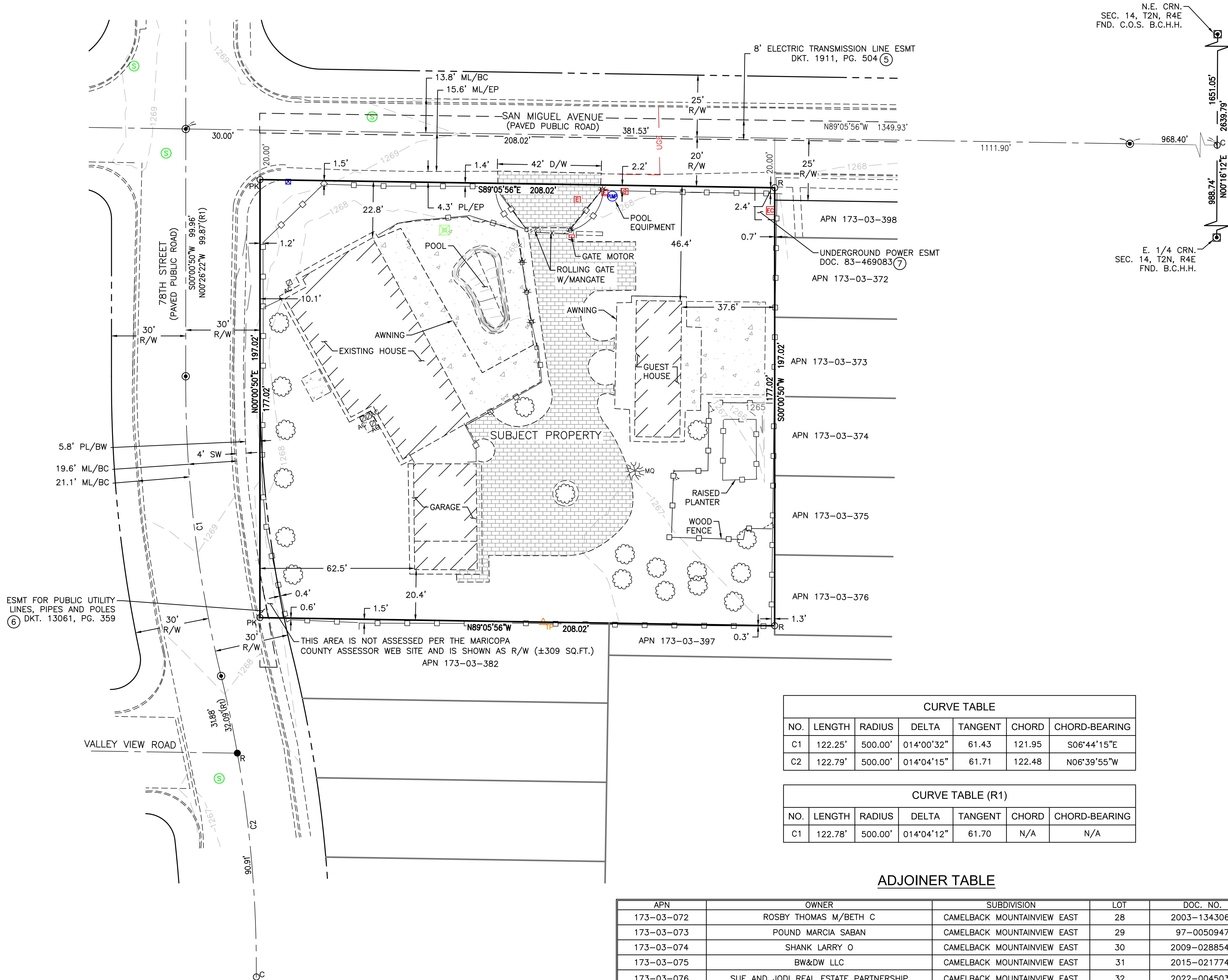
CVL Contact: D. NORMAN
CVL Project #: 1-01-03840-01
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved for reproduction in any format

Coe & Van Loo Consultants, Inc.



LEGEND

- | | |
|----------|---|
| APN | ASSESSOR PARCEL NUMBER |
| BC | BACK OF CURB |
| BW | BACK OF WALK |
| B.C.H.H. | BRASS CAP IN A HAND HOLE |
| C.O.S. | CITY OF SCOTTSDALE |
| DKT. | DOCKET |
| DOC. | DOCUMENT NUMBER |
| D/W | DRIVEWAY |
| ESMT | EASEMENT |
| EP | EDGE OF PAVEMENT |
| ML | MONUMENT LINE |
| PG. | PAGE |
| PL | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| SW | SIDEWALK |
| | CALCULATED POSITION -- NOTHING FOUND, NOTHING SET |
| | FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH |
| | FOUND BRASS CAP IN HAND HOLE |
| | FOUND 1/2" REBAR (NO I.D.) |
| | SET 1/2" REBAR WITH CAP LS#33851 |
| | SET PK-NAIL WITH WASHER LS#33851 |
| | WATER METER |
| | POOL EQUIPMENT |
| | MANHOLE SANITARY SEWER |
| | JUNCTION BOX |
| | ELECTRIC CABINET |
| | LANDSCAPE LIGHT |
| | TELEPHONE PEDESTAL |
| | GATE -- SINGLE SWING |
| | AIR CONDITIONER |
| | CATCH BASIN |
| | TREE (GENERIC) |
| | TREE -- MESQUITE |
| | PROPERTY LINE |
| | BLOCK WALL |
| | WROUGHT IRON FENCE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | SCHEDULE B ITEM NUMBER |
| | CONCRETE |
| | CONCRETE PAVERS |
| | BUILDING LINE |

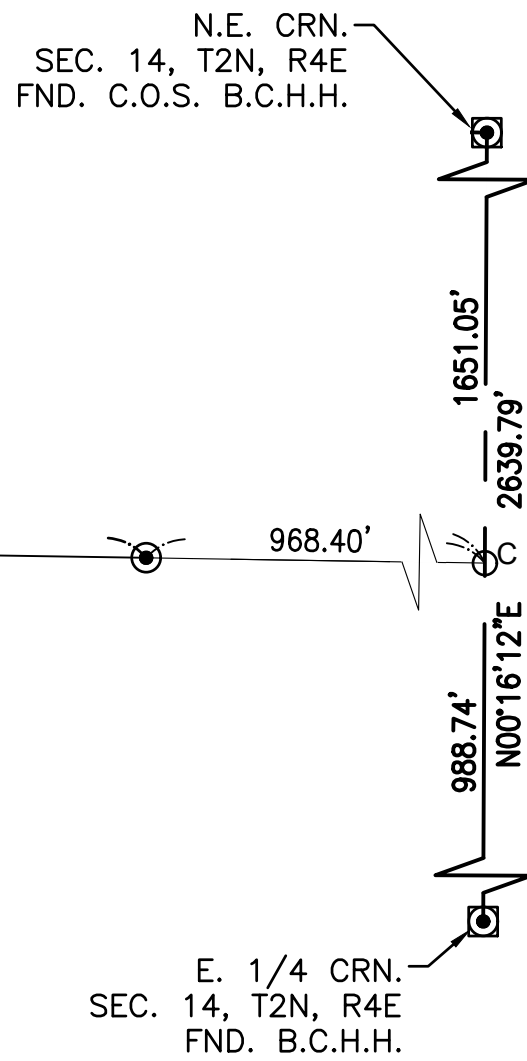


CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	122.25'	500.00'	014°00'32"	61.43	121.95	S06°44'15"E
C2	122.79'	500.00'	014°04'15"	61.71	122.48	N06°39'55"W

CURVE TABLE (R1)						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	122.78'	500.00'	014°04'12"	61.70	N/A	N/A

ADJOINER TABLE

APN	OWNER	SUBDIVISION	LOT	DOC. NO.
173-03-072	ROSBY THOMAS M/BETH C	CAMELBACK MOUNTAINVIEW EAST	28	2003-1343069
173-03-073	POUND MARCIA SABAN	CAMELBACK MOUNTAINVIEW EAST	29	97-0050947
173-03-074	SHANK LARRY O	CAMELBACK MOUNTAINVIEW EAST	30	2009-0288544
173-03-075	BW&DW LLC	CAMELBACK MOUNTAINVIEW EAST	31	2015-0217745
173-03-076	SUE AND JODI REAL ESTATE PARTNERSHIP	CAMELBACK MOUNTAINVIEW EAST	32	2022-0045035
173-03-382	LORI I SCHWARTZ LIVING TRUST	CAMELBACK MOUNTAINVIEW EAST	38	2022-0220700
173-03-397	CAMELBACK MOUNTAIN EAST HOA	CAMELBACK MOUNTAINVIEW EAST	TRACT E	14402-0429
173-03-398	CAMELBACK MOUNTAIN EAST HOA	CAMELBACK MOUNTAINVIEW EAST	TRACT F	14402-0429



4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE	REVISION	NO.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

SAN MIGUEL & 78TH STREET
SCOTTSDALE, ARIZONA

02 SHEET **OF** **02**

CVL Contact: D. NORMAN
CVL Project #: 1-01-03840-01
© 2022 Coe & Van Loo Consultants, Inc.
All rights reserved to reproduction in any format

Coe & Van Loo Consultants, Inc.

PRELIMINARY GRADING & DRAINAGE PLAN

"MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NEED A SITE PLAN WITH ALL THE INFORMATION ON IT.
SITE PLANS ARE APPROVED BY THE DRB AND BECOME
PART OF THE RECORD FOR THE CASE APPROVAL.

RESPONSE:
ARCHITECT TO EXECUTE

RESPONSE:
ADDED A NOTE, THE PRELIMINARY PLAT IS
AT END OF THIS DOCUMENT IF IT HELPS YOU
SEE WE ARE PROPOSING NEW R/W HERE.

25 FOOT RADIUS AT
RIGHT OF WAY
WILL NEED TO
DEDICATE.

ONLY 20' OF RIGHT OF WAY
EXISTS. OWNER WILL HAVE TO
DEDICATE 5 FEET ADDITIONAL FOR
A TOTAL OF 25' RIGHT OF WAY.
MUST BE ACKNOWLEDGED

RESPONSE:
ADDED A NOTE, THE PRELIMINARY PLAT IS
AT END OF THIS DOCUMENT IF IT HELPS YOU
SEE WE ARE PROPOSING NEW R/W HERE.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- VALVE
- FIRE HYDRANT
- UTILITY BOX
- CABLE TV RISER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC BOX
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- SLOPE DIRECTION
- FLOW LINE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- CATCH BASIN/DRYWELL
- STORM DRAIN PIPE
- EXIST. SPOT ELEVATION
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
- M WEST, WATERLINE
- WM WATER METER

RETENTION CALCULATIONS

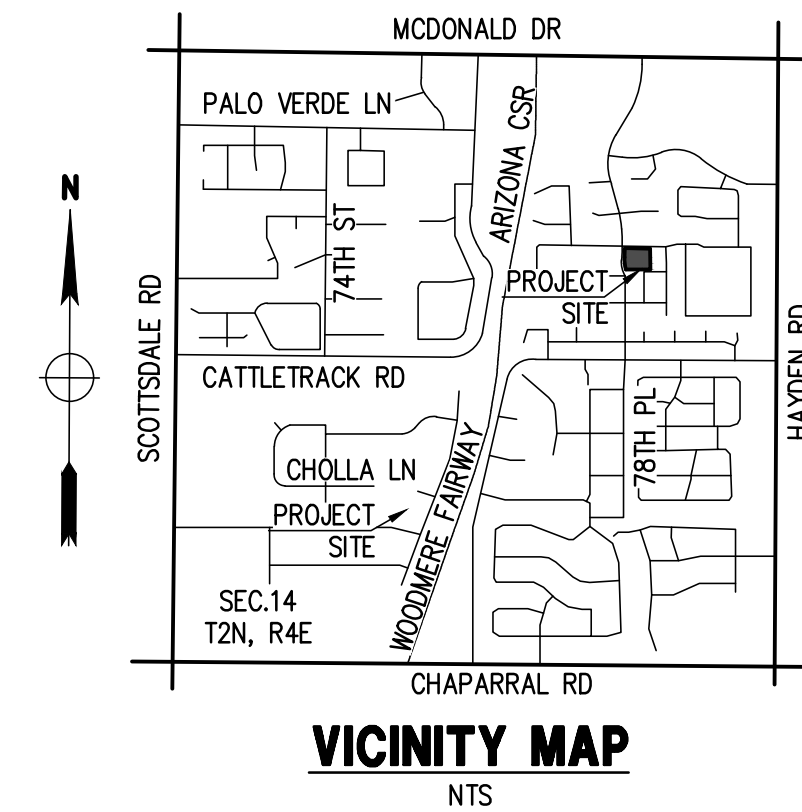
PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V_r = D \times A \times (C - C_e) / 12$
 V_r = VOLUME REQUIRED
 V_p = VOLUME PROVIDED
 D = RAINFALL DEPTH = 2.18, INCHES (100-YR, 2HR RAINFALL DEPTH - NOAA ATLAS 14, VOL. 1, VER. 5)
 $C_e = 0.80$ (PROPOSED SITE RUN OFF COEFFICIENT)
 $C_e = 0.68$ (EXISTING SITE RUN OFF COEFFICIENT PER EXIST. SITE CONDITIONS & ALTA SURVEY)
 $C = 0.12$ (PRE VS. POST RUN OFF COEFFICIENT)
 A = AREA IN S.F.
 $V_r = 770$ C.F. * $V_p = 1,381$ C.F. (RET. BASIN & BUBBLER)

DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA S.F.	Cw - RUNOFF COEFFICIENT		VOLUME REQUIRED C.F.
		C	C.F.	
LOT 1	6,024	0.12	131	
LOT 2	5,707	0.12	124	
LOT 3	5,707	0.12	124	
LOT 4	5,707	0.12	124	
LOT 5	5,707	0.12	124	
LOT 6	6,479	0.12	141	
TOTAL	35,332		770	
VOLUME PROVIDED 170 LF 36"Ø UNDERGROUND PIPE		834	770	

DRY WELL CALCULATIONS FOR BASIN A-3 (ONLY RETENTION AREA REQUIRING DRYWELL)
OF DRY WELLS = STORAGE VOLUME V, CF / (36 HRS MAX. DRY-UP TIME X 0.1 DISPOSAL RATE R, CFS X 3,600)
= 834 / (12,960) = 0.06 REQUIRED DRYWELLS (1 PROVIDED)



DEVELOPER

MODUS DEVELOPMENT
3219 E CAMELBACK RD, #291
SCOTTSDALE, AZ 85250
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWITT WORKS ARCHITECTURE
7144 E STEVENSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 35,332 S.F. (0.811 AC.) NET
46,605 S.F. (1.070 AC.) GROSS
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602-889-1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 001°16'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION = 1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

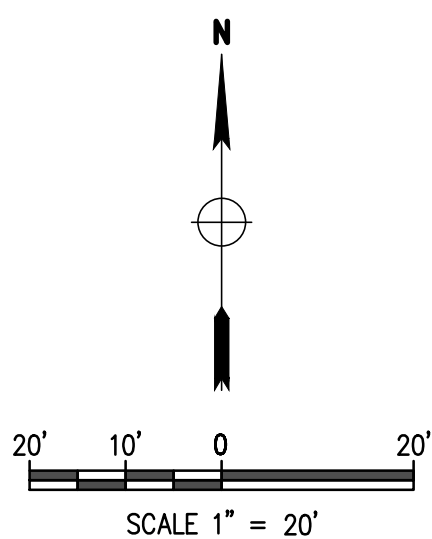
PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;
RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET;
THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET;
THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET;
THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 20 FEET THEREOF.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1770 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	07/20/2021	X*

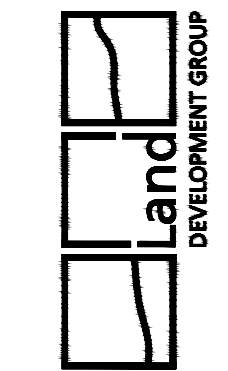
*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PRELIMINARY GRADING &
DRAINAGE PLAN

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602-889-1984 | F 602-445-9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PGD
1 OF 1

28-DR-2022

PRELIMINARY WATER & SEWER PLAN

"MODUS SCOTTSDALE 6"

7801 E SAN MIGUEL AVE, SCOTTSDALE, AZ 85250

LOCATED IN A PORTION OF THE THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NEED A SITE PLAN WITH ALL THE INFORMATION ON IT.

WR: only 7.5ft deep. confirm long service line and building drains at southern extent of properties can reach the public sewer.

RESPONSE: YES, WORKS. NOTICE THE FFE IS 2' ABOVE THIS LAST SSMH RIM WHICH HELPS ALOT, THERE IS A BIT OF FLUFF IN THE DESIGN TOO SO SHOULD BE GOOD.

g Review By: id Gue -2540 ottsdaleaz.gov 2_ Date:04/24/2023

RESPONSE: ADDED NOTE

RESPONSE: ADDED NOTE

WR: proposed and existing sewer tap may conflict. Field confirm/adjust if needed.

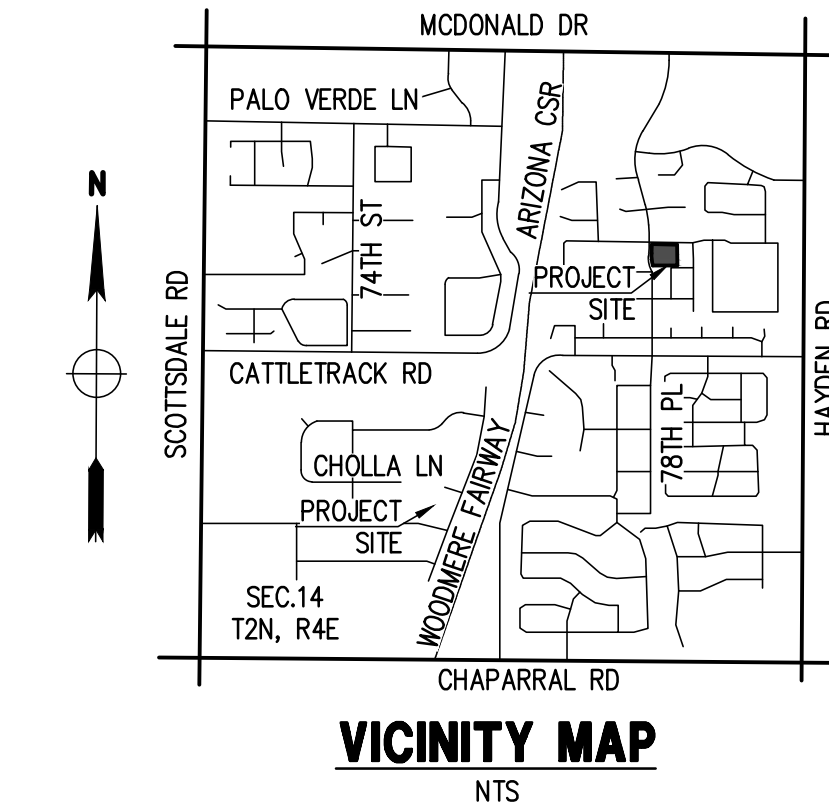
WR: Sewer service to be per MAG 440-3

PER COMMENTS IN THE BOD: ALL SERVICES MUST BE PERPENDICULAR TO THE SEWER MAIN. THE MAIN MUST BE EXTENDED A MINIMUM OF 3 FEET BEYOND THE LAST SERVICE AND END IN A CLEAN OUT.

RESPONSE: ADDED MAIN EXTENSION TO DESIGN.

WR: conflict with driveway. Possible to shift connection point west?

RESPONSE: REVISED TO BE OUT OF NEIGHBORS DRIVES.



DEVELOPER

MODUS DEVELOPMENT
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STEVENSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 35,332 S.F. (0.811 AC.) NET
46,605 S.F. (1.070 AC.) GROSS
QS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

PER DSPM SEC. 1-3.200.E BENCHMARK.

1. Elevation values shown on submittals are to be based on North America Vertical Datum 1988 (NAVD 1988) and meet the Federal Emergency Management Agency (FEMA) Benchmark Maintenance (BM) criteria. See the criteria defined within the [Cooperator's Manual of the National Flood Insurance Program Community Rating System](#). Use the MCDOT benchmark system in accordance with the BM criteria.

S NORTH 001°12' EAST ALONG THE EAST ON 14, TOWNSHIP 2 NORTH, RANGE 4 N, ACCORDING TO BOOK 734 OF MAPS,

RESPONSE: WHAT WE REVISED THIS TO TO ADDRESS 1ST REVIEW COMMENT WE HAVE BEEN TOLD IS ACCEPTABLE.

PARENT LEGAL DESCRIPTION

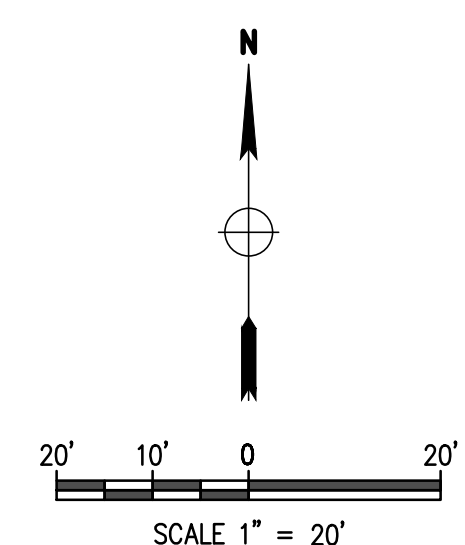
THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- FIRE HYDRANT
- UTILITY BOX
- CABLE TV RISER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC BOX
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXIST. SPOT ELEVATION
- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

- ESMT EASEMENT
- EX. EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P. PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
- M WEST, WATERLINE
- WM WATER METER



PRELIMINARY WATER & SEWER PLAN

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM



PWS

1 OF 1

28-DR-2022

PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA
OWNER: MODUS DEVELOPMENT, LLC

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS, WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC EASEMENTS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE A COMMON ELEMENT TO THE SUBDIVISION.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A LIMITED LIABILITY COMPANY, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2023

GRANTOR: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- FOUND PK NAIL
- SET 1/2" REBAR & TAG OR AS NOTED
- FOUND 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- SCRIBED "X" IN CONCRETE
- NEW PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- C CONCRETE, CALCULATED
- COS CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- FND FOUND
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- PCA PRIVATE CROSS ACCESS EASEMENT
- P PROPERTY LINE
- P.N.M.A. PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R/W RIGHT OF WAY
- S.D. SIGHT DISTANCE EASMENT
- VNA VEHICLE NON-ACCESS EASEMENT
- W WEST
- W.L.E. WATERLINE EASEMENT

SURVEYORS NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS PLAT MAP.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,479	S.F.	0.149	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1770 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	12/08/2021	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

- COVER SHEET
- PLAT MAP

LIST OF PERTINENT DOCUMENTS

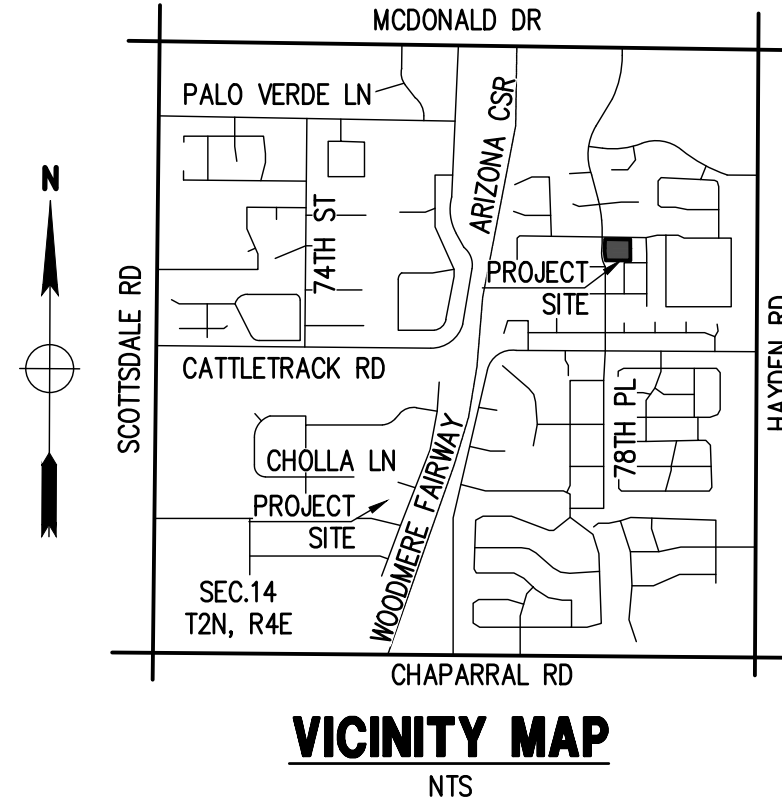
- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR.
- BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS, PAGE 21, MCR.
- BOOK 253 OF MAPS, PAGE 45, MCR.

SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;



03/27/23
DATE



DEVELOPER

MODUS DEVELOPMENT, LLC
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STEINSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

PARENT SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 36,820 S.F. (0.845 AC.)
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 001°6'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL BLOCK

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2023.

BY _____ MAYOR

ATTEST BY _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ CHIEF DEVELOPMENT OFFICER _____ DATE

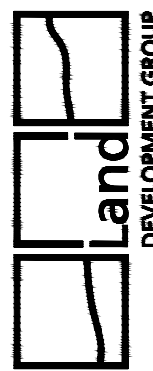
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 114-PA-2022 AND ALL CASE RELATED STIPULATIONS.

BY _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

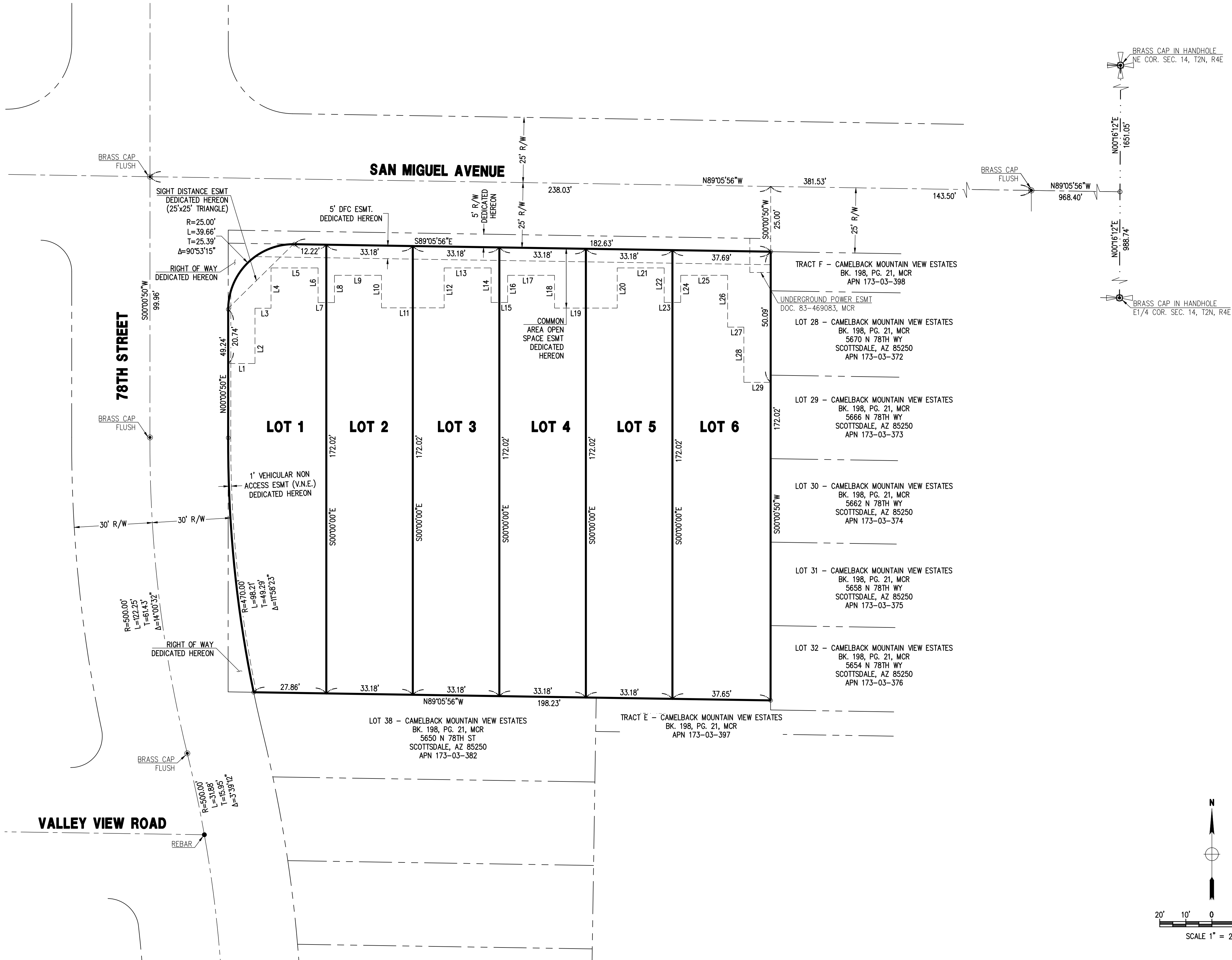


PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"

BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER: MODUS DEVELOPMENT, LLC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.28'	N90°00'00"E
L2	21.18'	N0°00'00"E
L3	6.14'	N90°00'00"E
L4	15.44'	N0°00'00"E
L5	18.03'	N90°00'00"E
L6	13.28'	S0°00'00"E
L7	6.31'	N90°00'00"E
L8	10.45'	N0°00'00"E
L9	18.03'	N90°00'00"E
L10	12.46'	S0°00'00"E
L11	24.02'	N90°00'00"E
L12	15.29'	N0°00'00"E
L13	18.00'	N90°00'00"E
L14	13.25'	S0°00'00"E
L15	6.33'	N90°00'00"E
L16	10.41'	N0°00'00"E
L17	18.00'	N90°00'00"E
L18	12.54'	S0°00'00"E
L19	24.02'	N90°00'00"E
L20	15.37'	N0°00'00"E
L21	18.00'	N90°00'00"E
L22	13.22'	S0°00'00"E
L23	6.33'	N90°00'00"E
L24	10.39'	N0°00'00"E
L25	18.00'	N90°00'00"E
L26	19.84'	S0°00'00"E
L27	6.24'	N90°00'00"E
L28	21.18'	S0°00'00"E
L29	10.27'	N90°00'00"E



SCALE: 1"=20'	DATE: 03/27/23
DESIGNED BY: NP	JOB: 2206207
DRAWN BY: DW	VERSION: 1.1
CHECKED BY: JF	PLOT DATE: 03/27/23

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

